

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
October 21, 2014

The Architectural Review Board held its regularly scheduled meeting at the City of Alamo Heights temporary offices located at 1248 Austin Hwy, Suite 220 on Tuesday, October 21, 2014, at 5:30 p.m.

Members present and composing a quorum of the Board:

Paul Fagan, Chair
Mary Bartlett
John Gaines
Grant McFarland

Members absent:

Al Honigblum
Phil Solomon

Staff present:

Mark Brown, City Manager
Jason B Lutz, Director of Community Development Services
Lety Hernandez, Planner

The meeting was called to order by Mr. Fagan at 5:40p.m.

Mr. Brown introduced Jason B. Lutz, new director of Community Development Services.

Mr. Gaines made a motion to approve the minutes from September 16, 2014. It was seconded by Mr. McFarland.

The motion was approved with the following vote:

FOR: Fagan, Bartlett, Gaines, McFarland
AGAINST: None

Case No. 561 S – Request of Keller Custom Signs, applicant, for permanent signage at 5029 Broadway St (International Bank of Commerce)

Mr. Lutz presented the case.

Mr. McFarland made a motion to approve the signage as presented. It was seconded by Ms. Bartlett.

The motion was approved with the following vote:

FOR: Fagan, Bartlett, Gaines, McFarland
AGAINST: None

At that time Jose Calzada asked to approach the board and clarified that they proposed on keeping the existing monument sign and wanted to inform the board. Mr. Fagan thanked the representative and explained the limitation of signage. Mr. Fagan informed that he would be required to make a decision on which sign they wanted to keep. An open discussion followed.

Mr. McFarland amended the motion to approve the signage as presented contingent upon removal of the existing monument sign. It was seconded by Ms. Bartlett.

The motion was approved with the following vote:

FOR: Fagan, Bartlett, Gaines, McFarland

AGAINST: None

Case No. 562 S – Request of NW Sign Industries, applicant, for permanent signage at 110 Austin Hwy (Frost Bank)

Mr. Lutz presented the case to the Board. The board expressed their concerns regarding the amount of signage proposed. They asked for clarification regarding a double-sided sign and whether it counted as one or two. Staff clarified. As the applicant was not able to make a decision regarding which signs to keep and/or replace, the applicant agreed to table the case.

Mr. McFarland made a motion to table the case. It was seconded by Mr. Gaines.

The motion was approved with the following vote:

FOR: Fagan, Bartlett, Gaines, McFarland

AGAINST: None

Case No. 560 P – Request of Architectura SA, applicant, representing International Bank of Commerce (IBC), owner, for the preliminary design review of a detached ATM Kiosk with separate ATM lane at the property located at 5029 Broadway St (No Action Required)

Mr. Lutz presented the case. Jose Calzada, AIA, spoke regarding the case. Carlos Martinez, Senior Vice Present, was present and spoke regarding the case. He spoke regarding their internal security policies in regards to the ATMs. They were proposing no change to the egress and ingress. A discussion followed regarding state regulations for ATMs, lighting, and the surrounding properties.

The board asked for clarification regarding the signage on the proposed ATM. The applicants responded.

No action was taken.

Case No. 557 F – Request of Professional Building Solutions, LLC, applicant, representing Dirago Properties, owner, for the compatibility review of the proposed replacement structure at 270 E Elmview Place under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a new single-family residence.

Mr. Lutz presented the case. He provided revisions to the previously presented plans. Adrian Lamas spoke regarding the case.

The board expressed their concerns regarding the side elevations and suggested adding windows to it and to the garage elevation. The applicant spoke regarding the proposed materials adding that he had driven in the neighborhood and was attempting to match the materials used on other projects. He is proposing to use stone and wainscot.

Ms. Bartlett made a motion to recommend approval with modifications 1) addition of high-mounted lateral windows on the second story east and west elevations and 2) extend wainscot around the entire main structure. The motion was seconded by Mr. McFarland.

The motion was approved with the following vote:

FOR: Fagan, Bartlett, Gaines, McFarland

AGAINST: None

Case No. 558 F – Request of Carmen Ingram and Esther Cervantes, owners, for the significance and compatibility review of the proposed replacement structure at 140 Terrell Rd under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure.

Mr. Lutz presented the case. Ms. Ingram spoke regarding the case. The board asked for clarification regarding front-loading garages, staff responded.

Mr. McFarland made a motion to approve the demolition as requested and the proposed as compatible. Mr. Gaines seconded the motion.

The motion was approved with the following vote:

FOR: Fagan, Bartlett, Gaines, McFarland

AGAINST: None

Case No. 559 F – Request of Ironside Building Group, applicant, representing David West, owner, for the compatibility review of the proposed replacement structure at 219 Tuxedo under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to replace the existing finish materials with new exterior finish materials.

Mr. Lutz presented the case. Trey Siller spoke regarding the case. The owner was also present and addressed the board.

Mr. Gaines made a motion to approve as presented. Mr. McFarland seconded the motion.

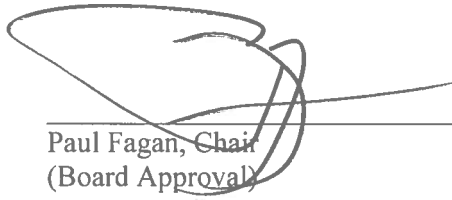
The motion was approved with the following vote:

FOR: Fagan, Bartlett, Gaines, McFarland

AGAINST: None

There being no further business, the meeting was adjourned at 6:37 p.m.

THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED, AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.



Paul Fagan, Chair
(Board Approval)

12/02/14
Date Signed & Filed



Lety Hernandez
Planner
Community Development Services